



Palmer & Partners



Palmer & Partners

**Howard Drive, Leiston, Suffolk, IP16 4WR**

**Asking Price: £260,000**

# Howard Drive, Leiston, Suffolk, IP16 4WR

Located on the edge of a modern development in the popular town of Leiston, with views across fields from the front, lies this attractive Hopkins Homes three bedroom semi-detached house which benefits from two allocated parking spaces, larger than average landscaped rear garden, double glazing throughout, and has five years remaining on the NHBC warranty. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, ground floor cloakroom, kitchen, living / dining room, first floor landing, three bedrooms, and family bathroom.

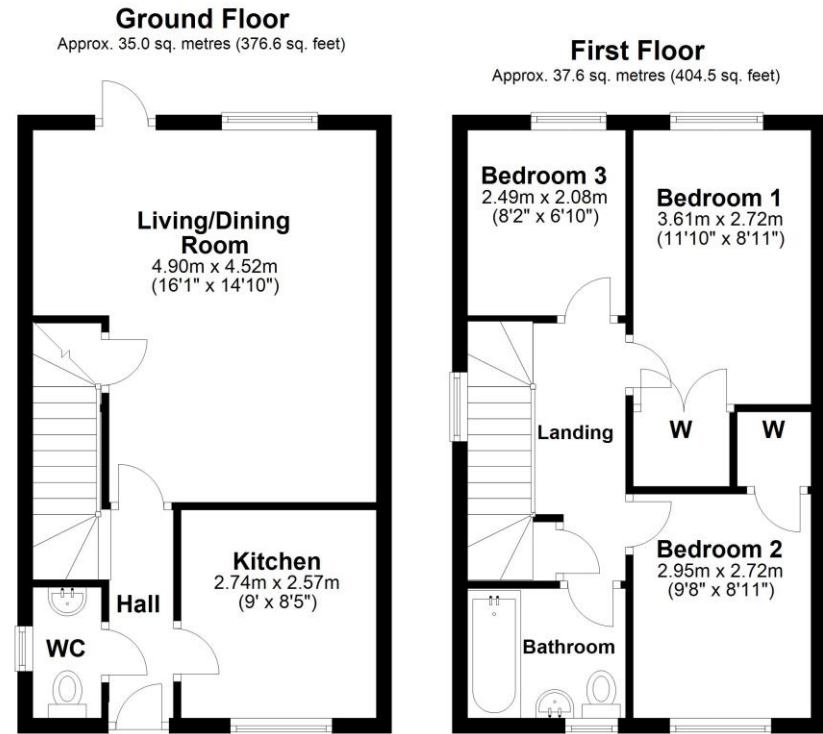
Leiston is found a short drive inland from Suffolk's Heritage Coast between Thorpeness and Aldeburgh, approximately 6 miles from Snape Maltings and approximately 5 miles from RSPB Minsmere. Home to the Long Shop Museum, Leiston has a good range of shops and amenities for all ages including a Co-op supermarket, chemists, hardware stores, a post office, doctors and dentist surgeries, a primary and secondary school, vets, library, sports centre, cinema and recreational parks as well as a good selection of pubs and fast food takeaways. The town is served by a regular bus service to outlying villages and beyond and with Saxmundham's railway station only four miles away, Ipswich and London are easily accessible.

Council tax band: C

EPC Rating: B

## Accommodation & Amenities

- Field Views from Front
- Three Bedroom Semi-Detached House
- Two Allocated Parking Spaces
- Larger Than Average Landscaped Rear Garden



Total area: approx. 72.6 sq. metres (781.1 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.  
Plan produced using PlanUp.



